

Pearl Bay
Exterior House Repainting
Information
For Lot Owners

February 2022

The Obligation to Repaint

As you will be aware from previous communications, owners of properties in the Pearl Bay Estate are required to ensure that their properties are repainted in accordance with the estate by-laws as follows:

38 Repainting of Units

38.1 the Body Corporate may once in every ten (10) year period determine that the exterior painted parts of the unit buildings which are the responsibility of each lot owner to maintain must be repainted and, when making that determination, may specify the extent to which unit buildings must be repainted, the type and colour of paint that must be applied and the period within which each lot owner is required to paint their unit

As 2022 marks the ten year period since the completion of repainting in 2012, repainting of the exterior of your property must take place before the end of this calendar year. If your property has already been repainted within the last ten years, you do not have to repaint until the expiration of that ten year period.

Exterior areas include the following:

- All external walls including the boundary wall on the laundry side of your property (but not the wall on the laundry side of your neighbour's property which is their responsibility to paint), downpipes and, where applicable, pool retaining walls. When painting the boundary wall it is recommended that you discuss colour selection with your neighbour.
- Ceilings of open outdoor areas including entry porches.
- In some cases, guttering and fascias, entrance doors and frames, garage doors and decorative grilles. For further information see **Attachment B – Painting Specifications**.

The Body Corporate Committee (BCC) has endeavoured to be as flexible as possible when determining the requirements of the repainting to allow you to bring your property up-to-date with current colour trends while still maintaining the overall amenity of the estate and ensuring that colour schemes are reasonably co-ordinated.

In order to facilitate this the BCC has engaged a colour consultant to develop a range of colour options which enable you to choose a new colour scheme which will be in keeping with the general streetscape of the estate. The consultant has provided the range of colour options at **Attachment A** for your consideration. Please note that it is the responsibility of the BCC to ensure that all houses within the estate are painted to prescribed specifications within the colour schemes described in this document.

Choosing a Colour Scheme

Attachment A is a schedule providing you with details of the new colour schemes.

Attachment B describes the specifications for the preparation and repainting of property external surfaces.

Attachment C is a pro forma to enable you to request authority to proceed with painting work.

When choosing a colour scheme please note that:

- Each colour scheme has three colour combinations, a primary colour which is used on the largest part of the property and two subordinate colours for smaller areas, guttering, screens etc.
- You may choose to repaint as described in the examples shown at Attachment A or select a different combination of colours so long as they are the colours listed at Attachment A.
- In the interests of preserving the individuality of each property and to ensure a variety of colour in the street, houses which are adjoining must be painted in different colour schemes.

Alternatively, you may wish to retain the colour scheme you already have or use one of the existing Tuscan style colour combinations. Details of existing colour schemes are available from the Secretary, Pearl Bay BCC.

Hiring a Painting Contractor

Property owners may choose to undertake the repainting of their properties themselves or engage a painting contractor to carry out the work provided the repainting is carried out in accordance with the attached specifications. Please note that should you engage a painting contractor they will be working on private property within a community scheme at their own risk. It is in your own best interests to ensure that the contractor has all required insurance/s and compliances in place. The BCC does not accept any responsibility for privately engaged contractors working on any properties within the estate and does not accept liability for non-compliance with any legislative or regulatory requirements. This also applies to owners who choose to undertake the painting work themselves.

Approval to Proceednt.

Once you have chosen your preferred colour scheme and decided whether to undertake work yourself or engage a contractor, you should advise the BCC in writing by using the form at **Attachment C**. The BCC will approve the proposed colour scheme and issue an Approval to Proceed within 7 days.

Attachment B – Painting Specifications

1. Insurance and Compliance

Contractors should provide evidence of their insurance/s prior to commencement of work.

2. Scaffolding

Where scaffolding it is required to be erected in accordance with the current Queensland Government Workplace Health and Safety legislation.

3. Pre-painting Preparation

Preparation of all painted and varnished surfaces must be in accordance with manufacturer's specifications.

4. Repair to Render

Repair to hairline cracks, large cracks or holes in render must be made good prior to painting. These repairs must deliver a surface in the same aesthetic appearance as the original finish and must be in accordance with manufacturer's specifications.

5. Paint

- a. **External walls** - Paint is to be a quality Low Sheen Acrylic and of a type suitable for exterior rendered surfaces. Generally a minimum of two coats will be required but if repainting a lighter colour over an existing dark colour, more coats may be required to ensure that the darker original colour does not show through. All painting must be undertaken in accordance with manufacturer's specifications.
- b. **Ceilings of outdoor areas** – Paint is to be an exterior washable semi gloss/low sheen acrylic and must be applied in accordance with manufacturer's specifications.
- c. **Entrance doors and frames** – To be re-finished in a clear timber coating suitable for exterior application and applied in accordance with manufacturer's specifications.
- d. **Guttering, fascias and garage doors** – Generally these are colourbond and will only require cleaning unless they are to be painted a different colour to the existing. If guttering, fascia or garage doors are to be repainted to complement a new colour scheme, the BCC must be consulted prior to painting. This may be done by completing the ***Approval to proceed with painting form*** at Attachment

Attachment C - Approval to Proceed with Exterior Painting

Please complete this form and forward it to Secretary Pearl Bay Body Corporate by placing it in the Secretary's mail box at the Eastern end of the Promenade. You will be notified by the BCC when your repainting proposals are approved by the BCC. Please note that you may not proceed with painting until you have received BCC approval.

I/we have selected the colour scheme for the repainting of the exterior of our house in Pearl Bay and request BCC approval to proceed with painting. Details of our proposed scheme are as follows:

Date	Name(s)	Lot number	Contact phone

Colours and paint brand(s) proposed
Primary colour:
Subordinate/complementary colour(s):
Gutters and fascias:
Garage doors:
Name of Painting Contractor:
Brand of paint:

Comments: